



Environmental Notification Form

For Office Use Only Executive Office of Environmental Affairs	
EOEA No.:	<u>14225</u>
MEPA Analyst:	<u>Deirdre Buckley</u>
Phone:	617-626- <u>1044</u>

The information requested on this form must be completed to begin MEPA Review in accordance with the provisions of the Massachusetts Environmental Policy Act, 301 CMR 11.00.

Project Name: <u>16 WOODLAND STREET BUILDING ADDITION</u>		
Street: <u>16 WOODLAND ST.</u>		
Municipality: <u>WEST BOYLSTON</u>	Watershed: <u>NASHUA</u>	
Universal Transverse Mercator Coordinates: <u>N: 461829 E: 270428</u>	Latitude: <u>42° 20' 41.84"</u>	Longitude: <u>71° 47' 11.68"</u>
Estimated commencement date: <u>AUG. 2008</u>	Estimated completion date: <u>DEL. 2008</u>	
Approximate cost: <u>200 K</u>	Status of project design: <u>75</u> %complete	
Proponent: <u>JOHN LUGO</u>		
Street: <u>16 WOODLAND ST.</u>		
Municipality: <u>WEST BOYLSTON</u>	State: <u>MA</u>	Zip Code: <u>01583</u>
Name of Contact Person From Whom Copies of this ENF May Be Obtained: <u>MARK BLANCHARD</u>		
Firm/Agency: <u>BLANCHARD ASSOCIATES</u>	Street: <u>1631 N. BROOKFIELD RD.</u>	
Municipality: <u>OAKHAM</u>	State: <u>MA</u>	Zip Code: <u>01068</u>
Phone: <u>508 847 2847</u>	Fax: <u>508 882-3852</u>	E-mail: <u>MBSURVEY316@hotmail</u>

- Does this project meet or exceed a mandatory EIR threshold (see 301 CMR 11.03)?
 Yes No
- Has this project been filed with MEPA before?
 Yes (EOEA No. _____) No
- Has any project on this site been filed with MEPA before?
 Yes (EOEA No. _____) No
- Is this an Expanded ENF (see 301 CMR 11.05(7)) requesting:
- a Single EIR? (see 301 CMR 11.06(8)) Yes No
 - a Special Review Procedure? (see 301 CMR 11.09) Yes No
 - a Waiver of mandatory EIR? (see 301 CMR 11.11) Yes No
 - a Phase I Waiver? (see 301 CMR 11.11) Yes No

Identify any financial assistance or land transfer from an agency of the Commonwealth, including the agency name and the amount of funding or land area (in acres): NONE

Are you requesting coordinated review with any other federal, state, regional, or local agency?
 Yes (Specify _____) No

List Local or Federal Permits and Approvals: NONE

Which ENF or EIR review threshold(s) does the project meet or exceed (see 301 CMR 11.03): NONE

- Land
- Water
- Energy
- ACEC

- Rare Species
- Wastewater
- Air
- Regulations

- Wetlands, Waterways, & Tidelands
- Transportation
- Solid & Hazardous Waste
- Historical & Archaeological Resources

Summary of Project Size & Environmental Impacts	Existing	Change	Total	State Permits & Approvals
LAND				<input type="checkbox"/> Order of Conditions <input type="checkbox"/> Superseding Order of Conditions <input type="checkbox"/> Chapter 91 License <input type="checkbox"/> 401 Water Quality Certification <input type="checkbox"/> MHD or MDC Access Permit <input type="checkbox"/> Water Management Act Permit <input type="checkbox"/> New Source Approval <input type="checkbox"/> DEP or MWRA Sewer Connection/Extension Permit <input type="checkbox"/> Other Permits (including Legislative Approvals) - Specify:
Total site acreage	16,035.SF	.67		
New acres of land altered		8558.SF		
Acres of impervious area	4743.SF	8558.SF	13,301.SF	
Square feet of new bordering vegetated wetlands alteration		NONE		
Square feet of new other wetland alteration		NONE		
Acres of new non-water dependent use of tidelands or waterways		NONE		
STRUCTURES				<input type="checkbox"/> Other Permits (including Legislative Approvals) - Specify:
Gross square footage	1182.SF	296A.SF	4146.SF	
Number of housing units	NONE	—	—	
Maximum height (in feet)	26.75'	5.75'	32.50'	<u>VARIANCE REQUEST</u> <u>TO THE WATERSHED</u> <u>PROTECTION ACT</u> <u>WSPA FORM 3</u> <u>PROJECT EXCEEDS</u> <u>THRESHOLD OF 10%</u> <u>ALLOWABLE IMPERVIOUS</u> <u>AREA ON THE LOT.</u> <u>* LOT WAS CREATED</u> <u>PRIOR TO 1992'</u>
TRANSPORTATION				
Vehicle trips per day	51	145	196	
Parking spaces	5	9	14	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	75,	475.	550.	
GPD water withdrawal	NONE	—	—	
GPD wastewater generation/treatment	75,	475.	550.	
Length of water/sewer mains (in miles)	NONE	—	—	

CONSERVATION LAND: Will the project involve the conversion of public parkland or other Article 97 public natural resources to any purpose not in accordance with Article 97?

Yes (Specify _____) No

Will it involve the release of any conservation restriction, preservation restriction, agricultural preservation restriction, or watershed preservation restriction?

Yes (Specify _____) No

RARE SPECIES: Does the project site include Estimated Habitat of Rare Species, Vernal Pools, Priority Sites of Rare Species, or Exemplary Natural Communities?

Yes (Specify _____) No

HISTORICAL /ARCHAEOLOGICAL RESOURCES: Does the project site include any structure, site or district listed in the State Register of Historic Place or the inventory of Historic and Archaeological Assets of the Commonwealth?

Yes (Specify _____) No

If yes, does the project involve any demolition or destruction of any listed or inventoried historic or archaeological resources?

Yes (Specify _____) No

AREAS OF CRITICAL ENVIRONMENTAL CONCERN: Is the project in or adjacent to an Area of Critical Environmental Concern?

Yes (Specify _____) No

PROJECT DESCRIPTION: The project description should include (a) a description of the project site, (b) a description of both on-site and off-site alternatives and the impacts associated with each alternative, and (c) potential on-site and off-site mitigation measures for each alternative (You may attach one additional page, if necessary.)

SEE ATTACHED PROJECT DESCRIPTION.

March 25, 2008

RE: 16 WOODLAND STREET BUILDING ADDITION SITE PLAN

Mr. John Lugo is in the process of preparing a site plan submittal for the West Boylston Planning Board for the property located at 16 Woodland Street in West Boylston Massachusetts. The parcel currently contains a two story building, paved and gravel parking areas, and a temporary storage trailer. The existing building is currently being used as a retail pet supply business and the trailer is used as temporary equipment storage. The majority of the parcel is located within the Watershed Protection Act Secondary Zone, with a 75 square foot portion of the southeast corner crossing into the Watershed Protection Act Primary Zone.

The proposed building addition will consist of a two story building, attached to the existing building to the west, as shown on the accompanying plan(s) titled "16 WOODLAND STREET, WEST BOYLSTON, MA, PROPOSED BUILDING ADDITION WITH ASSOCIATED PARKING" dated March 25, 2008.

A proposed two story, 3,964 square foot building addition is proposed to the northeast of the existing building. This addition will consist of a lower level to be utilized for warehouse storage, and the upper level will be divided between a pet grooming business, and retail space. A proposed nine (6) space parking lot is to be constructed on the southeasterly portion of the parcel, and three (3) additional spaces are proposed to the northwest of the existing building, as shown on the afore-mentioned plan(s). The lot is to be constructed of a bituminous concrete surface sloped toward a catchbasin proposed at the southeast corner of the lot. This catch basin is proposed to discharge to the proposed drainage system through a proposed drain manhole (DMH-1). A 2.5' high retaining wall is proposed for the west side of the lower proposed parking lot, adjacent to the existing building.

As shown in the accompanying drainage calculations, utilizing HydroCAD 7.0 software, the existing system provides for both post-development peak flow mitigation of the proposed structures for the 2, 10, 25, and 100 year storm events, as well as the infiltration requirement. The system provides for the required infiltration (333 cu.ft.) for the impervious surfaces of both existing and proposed parking lots, as well as the existing and proposed building addition roof, with an available storage of 1200 cu.ft.

The proposed parking area and retaining wall area are proposed to be located entirely outside of the 100 foot wetland buffer zone.

Please feel free to contact Christopher P. Gagne, PE with any questions or comments;

Sincerely,



Christopher P. Gagne, PE
7 Elizabeth Street
Dudley MA, 01571
(508) 847-2042

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PROJECT DESCRIPTION

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A proposed two story, 3,964 square foot building addition is proposed to the northeast of the existing building. This addition will consist of a lower level (walk-out type basement) to be utilized for warehouse storage, and the upper level will be divided between a pet grooming business, and retail space. A proposed six (6) space parking lot is to be constructed on the southeasterly portion of the parcel, and three (3) additional spaces are proposed to the northwest of the existing building, as shown on the afore mentioned plan(s). The lot is to be constructed of a bituminous concrete surface sloped toward a catchbasin proposed at the southeast corner of the lot. This catch basin is proposed to discharge to the proposed drainage system through a proposed drain manhole (DMH-1). A 2.5' high retaining wall is proposed for the west side of the lower proposed parking lot, adjacent to the existing building.

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The proposed parking area, addition and retaining wall area are to be located entirely outside of the 200 foot Watershed Protection Act Primary Zone.